093.0	0004	0028.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	818,300 / 818,300
					USE VALUE:	818,300 / 818,300
					ASSESSED:	818,300 / 818,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAO SARAH LYNN
Owner 2:	SWEDA MATHEW ALAN
Owner 3:	
Street 1:	38 RONALD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FARRELL DANIEL J--ETAL -
Owner 2:	FARRELL CARLEEN M -
Street 1:	38 RONALD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Vinyl Exterior and 2310 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	426,500	4,800	387,000	818,300
Total Card	0.124	426,500	4,800	387,000	818,300
Total Parcel	0.124	426,500	4,800	387,000	818,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.20 | /Parcel: 354.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 60533
GIS Ref:
GIS Ref:
Insp Date: 08/22/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0004-0028.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	426,100	4800	5,400.	387,000	817,900	817,900	Year End Roll	12/18/2019
2019	101	FV	284,800	4800	5,400.	392,600	682,200	682,200	Year End Roll	1/3/2019
2018	101	FV	267,700	4800	5,400.	293,000	565,500	565,500	Year End Roll	12/20/2017
2017	101	FV	267,700	4800	5,400.	265,400	537,900	537,900	Year End Roll	1/3/2017
2016	101	FV	267,700	4800	5,400.	254,300	526,800	526,800	Year End	1/4/2016
2015	101	FV	253,100	4800	5,400.	215,600	473,500	473,500	Year End Roll	12/11/2014
2014	101	FV	253,100	4800	5,400.	204,600	462,500	462,500	Year End Roll	12/16/2013
2013	101	FV	253,100	4800	5,400.	194,600	452,500	452,500		12/13/2012

!7627!

PRINT

Date	Time
12/10/20	22:14:43

LAST REV

Date	Time
09/27/19	13:19:18

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7627

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARRELL DANIEL	71473-213	1	8/15/2018		892,000	No	No		
FARRELL DANIEL	27744-142		10/6/1997	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	60533
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2018	882	Re-Roof	9,750					
10/15/2010	2137	Redo Bat	14,500					2ND FLR BTH
4/26/1994	176		6,200					14X22 WDK
7/6/1993	298	Manual	1,600					ROOF
12/31/1992	662	Manual	4,000					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
8/22/2018	Meas/Inspect	DGM	D Mann
8/21/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Meas/Inspect	189	PATRIOT
4/3/2000	Inspected	276	PATRIOT
2/2/2000	Mailer Sent		
2/2/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.02	5			Heavy T	-5					387,031						387,000	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 387,031 | Spl Credit | Total: 387,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.30690694
Const Adj.:	1.05755973
Adj $ / SQ:	172.767
Other Features:	97405
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	478105
Depreciation:	51635
Depreciated Total:	426470

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

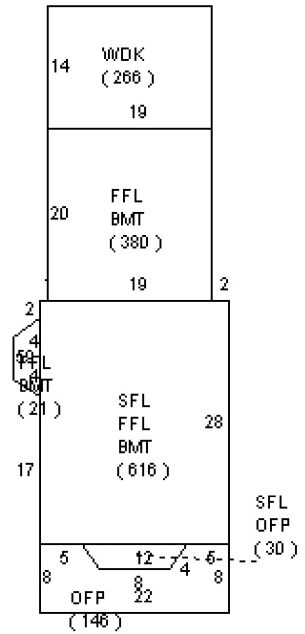
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	172.77
Special Features:	0	Val/Su Net:	139.52
Final Total:	426500	Val/Su SzAd	266.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,017	95.370	96,988
FFL	First Floor	1,017	172.770	175,704
SFL	Second Floor	581	172.770	100,446
WDK	Deck	266	10.320	2,745
OFP	Open Porch	176	27.360	4,816

	Net Sketched Area:	3,057	Total:	380,699	
Size Ad	1598.3999	Gross Are	3122	FinArea	2310

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	G	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0004-0028.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X28	A	AV	1915	21.87	T	40	101			4,800			4,800

More:	N	Total Yard Items:	4,800	Total Special Featues:		Total:	4,800